

**Adopt Proposed Title of Article 2.**

**Article 2. Mobilehome General Park General Requirements**

**Adopt Proposed Section 1100 as Section 2100.**

**§[1100] 2100. Application and Scope.**

The provisions of this article shall apply to the construction, use, maintenance, and occupancy of mobilehome lots within mobilehome parks in all parts of the state.

~~1634(b)~~(b) Existing construction and installations made before the effective date of the requirements of this chapter may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be unsafe or unsanitary.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18872 and 18872.2, Health and Safety Code.

**Adopt Proposed Section 1102 and Section 2102.**

**§[1102] 2102. ~~Application and Scope.~~ Responsibility.**

(a) The owner, or operator, or his the designated agent of for the mobilehome park shall be responsible for the safe operation and maintenance of all common areas, park-owned electrical, gas, and plumbing equipment and their installations, and all park owned permanent buildings or structures, within the mobilehome park, under his or her ownership or control.

~~1426 (c)~~(b) The owner of a unit, mobile home accessory building or structure or building component shall be responsible for the ~~construction,~~ use, and maintenance of such the unit, accessory building or structure, or building component in compliance with the requirements of ~~these regulations. this chapter.~~

~~(b)(c)~~(c) Any person obtaining a permit to construct or install, a mobilehome accessory building or structure shall be responsible for the construction or installation of such building or structure in accordance with the requirements of ~~these regulations. this chapter.~~

~~(a)(d)~~(d) The operator of a mobile home park shall not permit a unit, mobile home accessory building or structure, building component, or any park utility to be constructed, installed, used, or maintained in the mobile home park unless constructed, installed, used, and maintained in accordance with the requirements of ~~these regulations. this chapter.~~

(e) Procedures related to notice of violation and responsibilities to abate violations are set forth in article 10, commencing with section 2600 of this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18866.2, 18866.3 and 18871.8, Health and Safety Code.

**Adopt and Amend Proposed Section 1104 as Section 2104.**

**§[1104] 2104. ~~Mobilehome~~ Lot Identification.**

(a) All mobilehome lots shall be identified by letters, numbers, or street address numbers, numbered or designated by street number or other approved means and the lot lines defined. The lot identification designation shall be in a conspicuous location facing the roadway, or on the front side of the mobilehome nearest the

roadway. If the lot identification number is to be installed on a wall surface of the unit, the wall surface nearest the roadway shall be used.

(b) ~~All Lots~~ lines shall be defined by permanent corner markers, or other approved means. Lot lines shall be considered to be the inside surface of any fence or windbreak erected parallel to and delineating the lot boundaries, or of any perimeter wall or enclosure of the park erected inside the property line. Corner markers shall be visible at grade and shall be installed in a manner that does not create a hazard.

(c) Permanent corner markers shall be any of the following:

(1) Pressure-treated wood, or wood of natural resistance to decay and insects, as determined in the California Building Code, Chapter 23, section 2302, at least 2x2-inches in nominal dimension, driven into the ground to a depth of at least eighteen (18) inches, or six (6) inches, if it is surrounded by a concrete pad at least four (4) inches in diameter and at least six (6) inches in depth.

(2) Metallic pipe or rods protected from corrosion by galvanizing, paint, or a protective coating which resists corrosion, and is driven into the ground to a depth of at least eighteen (18) inches, or is driven into the ground to a depth of at least six (6) inches, when it is surrounded by a concrete pad at least four (4) inches in diameter, and at least six (6) inches in depth.

(3) Schedule 40 or better PVC, ABS, or CPVC pipe driven into the ground to a depth of at least eighteen (18) inches, or driven into the ground to a depth of at least six (6) inches, when it is surrounded by a concrete pad at least four (4) inches in diameter, and at least six (6) inches in depth.

(4) Saw cuts, blade marks, or scribe marks in a concrete or asphalt curb or roadway, which are different in depth and nature than expansion joints.

(5) A nail with either a metal washer or surveyor's marker, which is either driven or embedded into concrete or asphalt, curbs or streets.

(d) Lot lines shall not be created, moved, shifted, or altered without the written authorization of the registered owners of the units on the lots affected, if any, and the local planning agency. For the purpose of this subsection, the local planning agency may issue a formal statement in writing that it is not objecting to the lot line creation, alteration, or movement.

(e) To determine the edge of a lot bordering a roadway with curbing, the lot ends at the beginning of the curbing; curbing is part of the roadway.

~~[2608](f) It shall~~ Lot lines identifying individual lots or campsites are not be required to designate individual lots or campsites in an incidental camping area, or temporary recreational vehicle park; however, the general locations where camping will be permitted shall be shown on the map or plot plan of the incidental camping area.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18872, 18872.1 and 18872.2, Health and Safety Code.

### **Adopt and Amend Proposed Section 1106 as Section 2106.**

#### **§~~[1106]~~ 2106. Roadways.**

All roadways shall have clear and unobstructed access to a public thoroughfare, except that a roadway may have security gates, if such security gates are not in violation of local government requirements.

~~(b)(a)~~ In mobilehome parks, or portions thereof, constructed prior to September 15, 1961, each mobilehome unit shall have access from the mobilehome lot to a roadway of not less than 15 feet in unobstructed width.

~~(a)(b)~~ Except as provided herein, In parks constructed on or after September 15, 1961, each mobilehome unit shall have access from the mobilehome lot to an abutting roadway of not less than 25 feet in unobstructed clear

width. ~~All roadways shall have clear and unobstructed access to a public thoroughfare, except that a roadway may have security gates if such security gates are not in violation of local requirements.~~

(c) No vehicle parking shall be allowed on one-way, one-lane roadways less than 22 feet in width. If vehicle parking is permitted on one side of a one-lane roadway, the roadway shall be a minimum of 22 feet in width. If vehicle parking is permitted on both sides of a one-lane roadway, the roadway shall be at least 29 feet in width.

(d) No vehicle parking shall be allowed on two-lane, two-way roadways less than 32 feet in width. If car vehicle parking is permitted on one side of a two-way roadway, the roadway shall be a minimum of 32 feet in width. If vehicle parking is permitted on both sides of a two-way roadway, the roadway shall be at least 40 feet in width.

~~No roadway shall be less than 32 feet in width if car parking is permitted on one side of the roadway and not less than 40 feet in width if car parking is permitted on both sides of a roadway.~~

(e) To permit the free passage of vehicles, rRoadways designed for car vehicle parking on one side shall have signs or markings prohibiting the parking of vehicles on the traffic flow side of the roadway, to provide a continuously open and unobstructed roadway.

~~(f) Car parking shall be prohibited on a divided roadway, except where the unobstructed width of the roadway on the side of the divider used for parking is increased by seven feet for each parking lane.~~

(e)(f) A two-way roadway divided into separate, adjacent, one-way traffic lanes by a curbed divider or similar obstacle, shall be not less than 15 feet in clear unobstructed width on each side of the divider.

(g)(e) In mobilehome parks which were constructed after September 23, 1974, and which contain not more than three (3) mobilehome lots, each mobilehome unit shall have access from the mobilehome lot to a roadway that is not less than 20 feet in unobstructed width.

~~[2614](h) Roadways, are not required other than those necessary for the maintenance by the operator are not required in of the incidental, or tent camp areas by the operator. Such roadways shall be maintained unobstructed.~~

~~[2770(d)](i) Roadways required for emergency vehicles and the operation and maintenance of incidental camping areas and of tent camps shall be maintained to provide safe passage of vehicular traffic.~~

NOTE: Authority cited: Section 18865.3, Health and Safety Code. Reference: Section 18872.2, Health and Safety Code.

### **Adopt Proposed Section 1108 as Section 2108.**

#### **§[1108] 2108. Park Lighting.**

In every mobilehome park, ~~there~~ lighting shall be installed; ~~lighting which is~~ capable of providing:

(a) An average of five horizontal foot candles of light at the floor level at entrances to toilet and shower buildings, laundry buildings, and recreation buildings when the buildings are in use during the hours of darkness.

(b) An average of ten horizontal foot candles of light at the floor level within toilet and shower buildings, laundry buildings, and recreation buildings when the buildings are in use during the hours of darkness.

(c) An average of two-tenths horizontal foot candles of light the full length of all roadways, and walkways within the a mobilehome park- during the hours of darkness.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.7, 18873, and 18873.2, Health and Safety Code.

**Adopt Proposed Section 1110 as Section 2110.**

**§[1110] 2110. Occupied Area.**

(a) The occupied area of a ~~mobilehome~~ lot, consisting of the unit, all accessory buildings and structures, to include awnings, stairways, ramps and storage cabinets, shall not exceed 75 percent of the lot area ~~with setbacks and separation for light, ventilation and flame spread control as set forth in Article 7.~~

(b) For purposes of this chapter, patios and paved or concreted areas on grade, are not included in the measurement of the occupied area.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference Sections 18872 and 18873.5, Health and Safety Code.

**Adopt and Amend Proposed Section 1112 as Section 2112.**

**§[1112] 2112. Required Toilet and Shower Facilities.**

Toilets, showers, and lavatories shall ~~continue to~~ be provided as follows:

(a) In ~~mobilehome~~ parks constructed and operated exclusively for dependent ~~mobilehomes~~ units: At least one toilet, one shower, and one lavatory for each sex gender for each 15 dependent mobilehome unit lots.

(b) In parks constructed after January 1, 2004, and operated for dependent and independent units, at least 1 toilet, shower, and lavatory, for each gender, for each 25 lots shall be provided.

~~{1674}(b)-(c)~~ In ~~mobilehome~~ parks constructed on or before January 1, 2004, and operated exclusively for dependent and independent ~~mobilehomes~~ units, the following minimum ratio of toilets, showers, and lavatories for each ~~sex~~ gender shall be maintained:

Lots	Toilets	Showers	Lavatories
1-25	1	1	1
26-70	2	2	2

One additional toilet shall be provided for each ~~sex~~ gender, for each 100 additional lots, or fractional part thereof in excess of 70 lots.

~~(c) Toilet facilities for dependent mobilehomes shall not be farther than 400 feet from any dependent mobilehome lot.~~

(d) Independent, individually enclosed, lockable facilities containing 1 toilet and lavatory, or shower, may be designated as unisex on an equal 1 to 1 ratio to gender designated facilities, as described in this section, provided the number of gender designated facilities remain equal.

~~(d)(e)~~ Each Sufficient toilets shall be reserved for the exclusive use of the occupants of the ~~mobilehome~~ lots in the ~~mobilehome~~ park.

~~(e) Mobilehome parks constructed and operated exclusively for independent mobilehomes need not be provided with public toilets, showers, or lavatories.~~

(f) Toilets, lavatories, and showers shall be within ~~400-500~~ feet of all dependent unit lots or lots not provided with a lot water service outlet and a three-inch lot drain inlet.

(g) Toilet, lavatory and shower facilities shall be separated and distinctly marked ~~for~~ as either men or women, or unisex.

(h) Showers shall be provided with hot and cold running water. Each shower shall be contained within a separate compartment. Each shower compartment shall be provided with a dressing area of not less than six square feet of floor area that shall have hooks for hanging clothing and a bench or chair for use by the occupant.

(i) Toilets shall be installed in separate compartments.

(j) Toilet and shower facilities are not required in tent camps but, if installed, shall comply with this section. Sanitary facilities that do not comply with this section, such as chemical toilets, may be installed if approved by the local health department.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873, 18873.1, and 18873.2, Health and Safety Code.

#### **Adopt Proposed Section 1114 as Section 2114.**

##### **§[1114] 2114. Animals.**

(a) Dogs and other domestic Resident owned animals shall not be permitted to run roam unsupervised at large in any mobilehome park.

(b) Animal feces shall not be permitted to accumulate on any lot or common area in a park.

(c) Animals in parks are subject to local animal control requirements.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18871.6, Health and Safety Code.

#### **Adopt and Amend Proposed Section 1116 as Section 2116.**

##### **§[1116] 2116. Park and Lot Area Grading.**

(a) The park area and park roadways shall be so graded that there will be no depressions in which surface water will accumulate. The ground shall be sloped to provide storm drainage run-off by means of surface or subsurface drainage facility.

~~(b) The area beneath a mobilehome shall be sloped to provide for drainage from beneath the mobilehome to an outside surface drainage facility.~~

(b) Each lot shall be graded to prevent the migration of water to the underfloor area of a unit, or accessory building or structure. Other methods, preventing the migration of water beneath a unit, or accessory building or structure may be approved by the department as alternates, in accordance with section 2016 of this chapter.

~~(c) Each mobilehome lot or site shall be graded to insure that water cannot accumulate beneath the mobilehome.~~

(c) To provide for unanticipated water entering the area beneath a unit, or accessory building or structure, that area shall be sloped to provide for drainage to an approved outside drainage way. Other positive passive drainage methods may be approved by the department as an alternate, in accordance with section 2016 of this chapter.

(d) Drainage from a lot, site, roadway, or park area shall be directed to a surface or subsurface drainage way and shall not drain onto an adjacent lot, or site.

~~(d)(e)~~ The park area shall be kept clean and free from the accumulation of refuse, garbage, rubbish, dust, or debris.

~~(e) The park area shall be maintained to be free from dust.~~

(f) The area of the lot where the camping cabin is to be installed shall be graded to not more than 2%.

(g) Fills necessary to meet the grading requirements of this subsection shall comply with section 2045.

(h) Minor fills that do not exceed six (6) inches in depth that are made with a compacted class 2 aggregate, do not require additional approvals.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18863.4 and 18872, Health and Safety Code.

### **Adopt and Amend Proposed Section 1118 as Section 2118.**

#### **§[1118] 2118. Lot Occupancy.**

[2202(a)] (a) A travel trailer park shall accommodate only travel trailers, recreational vehicles, and tents, and camping cabins.

[2060(b)] (b) A manufactured home or mobilehome shall not be located or installed in a special occupancy park except for use by persons employed in the management or operation of the park.

[1700(c)] (c) In no case shall a truck mounted camper be occupied if removed from the truck.

[2202(e)] (d) A permanent building, garage, cabana, or storage building shall not be constructed or installed on any lot in a travel trailer park.

[2202(b)] (e) Occupancy of lots. The following shall apply to parks designed to accommodate recreational vehicles. is limited to: one recreational vehicle.

[1614](1) A lot shall accommodate only no more than,

(A) one mobilehome, recreational vehicle and one tent, or commercial coach.

(B) one camping cabin, or

(C) two tents, or

(D) one manufactured home or mobilehome in accordance with subsection (b).

(2) EXCEPTION: A However, when used as a frequent means of transportation, a self-propelled recreational vehicle or truck mounted camper may be parked beside the occupied unit. mobilehome or recreational vehicle when used as a means of transportation. Such That vehicle shall not be occupied or connected to the lot's utility facilities or interconnected with the occupied unit. mobilehome or recreational vehicle.

(f) The following shall apply in parks designated as incidental camping areas.

[2610(a)] (1) An incidental camping area shall accommodate only recreational vehicles, tents, or campers furnishing their own camping equipment.

[2610(b)] (2) A cabana, ramada, garage, or permanent building shall not be constructed, or installed, on any lot campsite in an incidental camping area.

(3) An incidental camping area campsite shall accommodate no more than,

(A) two recreational vehicles, or

(B) one camping party, or

(C) two tents, or

(D) one recreational vehicle and one tent, or

(E) one camping cabin.

(g) The following shall apply in parks designated as tent camps.

[2702(a)] (1) A recreational vehicle shall not be permitted to occupy a tent lot or campsite.

[2702(b)] (2) Occupancy of lots or campsites is limited to one camping party which may be permitted to occupy not more than two tents on the lot or campsite.

(3) Accessory buildings or structures shall not be constructed, or installed, on any campsite in a tent camp.

(h) The following shall apply in parks designated as temporary recreational vehicle parks.

~~[2504(a)]~~ (1) A temporary ~~trailer~~ recreational vehicle park shall accommodate only recreational vehicles and tents.

~~[2504(b)]~~ (2) A ~~cabana, ramada~~ Accessory buildings or structures or ~~permanent building~~ shall not be constructed, or installed, on any lot, or campsite in a temporary ~~trailer~~ recreational vehicle park.

~~[2504(c)]~~ (3) A ~~Temporary trailer~~ recreational vehicle park lots shall ~~be limited to the occupancy by~~ accommodate no more than,

(A) two recreational vehicles, or

(B) a one camping party, or

(C) two tents, or

(D) one tent and one recreational vehicle.

NOTE: Authority cited: Section 18865, 18865.3 Health and Safety Code. Reference: Sections 18871, 18871.3, 18872, 18873, 18873.1 and 18873.5, Health and Safety Code.

### **Adopt Proposed Section 1120 as Section 2120.**

#### **§[1120] 2120. Rubbish and Accumulation of Waste Material.**

~~1690(a)~~ Tenants Occupants shall keep the lot area and the area under, and around, or on their mobilehomes unit and accessory buildings or structures free from an accumulation of refuse, rubbish, paper, leaves, brush or other combustible material. ~~Containers with tight fitting covers shall be provided for disposing of rubbish and a collection system maintained.~~

~~1696(b)~~ Waste paper, hay, grass, straw, weeds, litter, or combustible flammable waste, refuse, or rubbish of any kind shall not be permitted, by the park owner or operator, to remain upon any roof or ~~in~~ on any ~~park~~, vacant lot, or open space, or common area. ~~Provisions shall be made for the collection and safe disposal of such materials.~~

(c) The park operator shall ensure that a collection system is provided and maintained, with covered containers, for the safe disposal of rubbish.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18872 and 18873.5, Health and Safety Code.

### **Adopt Proposed Section 1122 as Section 2122.**

#### **§[1122] 2122. Emergency Information.**

The requirements of this section shall be printed and posted in a conspicuous place on the premises and shall contain the following information:-

(a) List the following telephone numbers:

(1) Fire Department

(2) Police Department or Sheriff's Office.

(3) Park Office.

(4) The ~~person~~ responsible person for operation and maintenance.

(5) Enforcement agency.

(b) List the following locations:

(1) Nearest fire alarm box, when available.

(2) Park location (street or highway numbers).

(3) Nearest public telephone.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 1873.5, Health and Safety Code.

**Adopt Section 2126.**

**§ 2126. Lot Utility Location.**

When utility equipment to supply electrical power, water, sewer or gas is provided to a lot, the utilities shall be located in the rear half of the lot on the left (road) side and within four feet of the side of the proposed location of the unit.

NOTE: Authority cited: Sections 18865 and 18873.3, Health and Safety Code. Reference: Section 18872, 18873.1, 18873.3, and 18873.4, Health and Safety Code.